

United States Bankruptcy Court  
Eastern District of PennsylvaniaIn re:  
Sandra McLean  
DebtorCase No. 18-13998-jkf  
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Virginia  
Form ID: pdf900Page 1 of 1  
Total Noticed: 1

Date Rcvd: Oct 24, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 26, 2019.

db +Sandra McLean, 533 Willows Avenue, Folcroft, PA 19032-1333

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 26, 2019

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 24, 2019 at the address(es) listed below:

EMMANUEL J. ARGENTIERI on behalf of Creditor US Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust bk@rgalegal.com

JEROME B. BLANK on behalf of Creditor US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ET. AL. paeb@fedphe.com

JEROME B. BLANK on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION ET.AL. paeb@fedphe.com

KENNETH E. WEST on behalf of Debtor Sandra McLean dwabkty@aol.com, G6211@notify.cincompass.com

KEVIN G. MCDONALD on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper bkgroup@kmlawgroup.com

LEONARD B. ALTIERI, III on behalf of Creditor Delaware County Tax Claim Bureau laltieri@toscanigilllin.com

MARIO J. HANYON on behalf of Creditor LoanCare, LLC paeb@fedphe.com

MARIO J. HANYON on behalf of Creditor Ditech Financial LLC paeb@fedphe.com

MARIO J. HANYON on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION ET.AL. paeb@fedphe.com

MARIO J. HANYON on behalf of Creditor Federal National Mortgage Association ("FANNIE MAE") paeb@fedphe.com

REBECCA ANN SOLARZ on behalf of Creditor Wilmington Trust, NA, successor trustee to Citibank, N.A., as Trustee, ET AL. bkgroup@kmlawgroup.com

ROBERT J. DAVIDOW on behalf of Creditor US Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust robert.davidow@phelanhallinan.com

SCOTT F. WATERMAN (Chapter 13) ECFMail@ReadingCh13.com, ecf\_frpa@trusteel3.com

THOMAS YOUNG.HAE SONG on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION ET.AL. paeb@fedphe.com

THOMAS YOUNG.HAE SONG on behalf of Creditor Ditech Financial LLC paeb@fedphe.com

THOMAS YOUNG.HAE SONG on behalf of Creditor Federal National Mortgage Association ("FANNIE MAE") paeb@fedphe.com

United States Trustee USTPRegion03.PH.ECF@usdoj.gov

WILLIAM MILLER\*R on behalf of Trustee WILLIAM MILLER\*R ecfemail@FredReigleCh13.com, ECF\_FRPA@Trusteel3.com

TOTAL: 18

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

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SANDRA MCLEAN

xxx-xx-3523

Debtor.

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:CHAPTER 13  
:CASE NO. 18-13998/JKF  
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U.S. BANK NATIONAL ASSOCIATION  
AS LEGAL TITLE TRUSTEE FOR  
TRUMAN 2016 SC6 TITLE TRUST

Movant,

v.

SANDRA MCLEAN

Debtor,

:Hearing Date: September 25, 2019 @ 9:30 a.m.  
:  
:

WILLIAM C. MILLER

Trustee,

:Courtroom #3  
:  
:

Respondents.

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**STIPULATION RESOLVING MOTION BY U.S. BANK NATIONAL ASSOCIATION AS  
LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST FOR RELIEF FROM  
THE AUTOMATIC STAY TO PERMIT MOVANT TO EXERCISE ITS RIGHTS UNDER  
STATE LAW AGAINST CERTAIN REALTY KNOWN AS  
533 WILLOW AVENUE, FOLCROFT, PENNSYLVANIA 19032**

THIS matter being opened to the Court by Emmanuel J. Argentieri of the law office of  
Romano Garubo & Argentieri, counsel for the secured creditor, US Bank NA as Legal Title  
Trustee for Truman 2016 SC6 Title Trust, (hereinafter "US Bank"), upon the filing of a motion  
for relief from stay as to real property, more commonly known as 533 Willow Avenue,

Folcroft, Pennsylvania 19032; and Kenneth E. West, Esquire of the law office of Douglass West & Associates appearing on behalf of Debtor; and the parties have amicably resolved their differences and for good cause shown;

1. If any valid proofs of payment are produced by the Debtor that have not yet been credited, her post-petition mortgage account shall be adjusted accordingly.
2. Debtor recently brought her post-petition account current through August 1, 2019.
3. Debtor shall remit her September 1, 2019 post-petition payment timely.
4. Debtor shall reimburse US Bank attorney fees totaling \$850.00. Commencing with the October 1, 2019 post-petition payment and continuing each month thereafter through and including March 1, 2020, Debtor shall reimburse the aforesaid attorney fees by remitting regular monthly mortgage payments, plus 1/6 of the fees (\$141.67).
5. Commencing with the April 1, 2020 post-petition mortgage payment and continuing each month thereafter for the duration of this Chapter 13 proceeding, Debtor shall remit payments directly to US Bank as same come due.
6. If the case is converted to a Chapter 7, US Bank shall file a Certification of Default with the Court and request that the Court enter an Order granting it relief from the automatic stay.
7. If any of the aforementioned stipulation payments and/or regular monthly mortgage payments are more than thirty (30) days late, US Bank may send Debtor a written notice of default of this Stipulation. If the default is not cured within ten (10) days of the date of

the notice, counsel for US Bank may file a Certification of Default with the Court and the Court shall enter an Order granting it relief from the automatic stay as to the mortgaged property herein.

*The undersigned hereby consent to the form and entry of the within order.*

/S/EMMANUEL J. ARGENTIERI

Emmanuel J. Argentieri, Esquire  
Attorney for US Bank

Date: 10/23/19

/S/KENNETH W. WEST

Kenneth E. West, Esquire  
Attorney for Debtor

Date: 10/22/19

AND NOW, this 23rd day of October, 2019, it is hereby ORDERED that the foregoing Stipulation is approved, ~~XXXXXX~~



Honorable Jean K. FitzSimon  
U.S. Bankruptcy Judge, Eastern District of  
Pennsylvania